

## APPENDIX A: AMENDMENTS TO THE ZONING BYLAW

\* This listing is intended to provide general guidance only. \*

		<i>Adopted by Town Meeting</i>	<i>Approved by Attorney General</i>
	Change Chapter 808 to Chapter 40A throughout	10-28-1986	1-6-1987
1.3.3.5	<b>Insert</b> "Planning Board" in place of "Sp. Perm. Granting Auth."	10-28-1986	1-6-1987
1.5.5	<b>Delete</b> 1st sentence & insert...	10-28-1986	1-6-1987
1.5.7	<b>Delete</b> words in last sentence & <b>insert</b> ...	10-28-1986	1-6-1987
2	At end of Heavy Indus. Uses add...	10-28-1986	1-6-1987
2	<b>Delete</b> words under definition of Major Business, Office, etc. & insert ...	10-28-1986	1-6-1987
2	<b>Delete</b> words under Section B & insert ...	10-28-1986	1-6-1987
2.3	<b>Delete</b> definition of Street	10-28-1986	1-6-1987
3.2.3.1	Items 3 & 5, <b>delete</b> "under 5 acres" and insert ...	0-28-1986	1-6-1987
3.2.3.2	In heading of 3rd column, <b>insert</b> "Frontage and" Lot Width Feet	10-28-1986	1-6-1987
4.4.3.4	<b>Delete</b> item 2 and insert ...	10-28-1986	1-6-1987
6.3	After words "Chapter 131, Section 40 of the MGL" <b>insert</b> ...	10-28-1986	1-6-1987
6.5 & 6.6	<b>Delete</b> and renumber accordingly	10-28-1986	1-6-1987
3.2.3.2	Notes 3,4,5,6 & 7, <b>delete</b> words...	3-16-1987	8-17-1987
5.3.3.3(a)	<b>Delete</b> first 6 lines and insert...	3-16-1987	8-17-1987
1.5.1.1	<b>Add</b> new section on Fees	3-16-1987	8-17-1987
4.3.4	<b>Add</b> "O" to make it 50 year storm	3-16-1987	8-17-1987
1.3.4	<b>Add</b> a new sentence (as amended)	5-9-1988	9-7-1988
2.3	Signs - <b>Insert</b> new definition	5-9-1988	9-7-1988

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4.4.2.2.7	<b>Amend</b> this section (as amended)	5-9-1988	9-7-1988
1.3.1.1	<b>Insert</b> new section & renumber	10-17-1988	2-14-1989
1.3.3.6	<b>Delete</b> "45" and replace w/"65" <b>Delete</b> "21" and replace w/"90"	10-17-1988	2-14-1989
1.3.3.7	<b>Delete</b> "sixty-six" and replace...	10-17-1988	2-14-1989
1.3.3.3	<b>Add</b> a sentence to end ...	10-17-1988	2-14-1989
1.3.3.5	<b>Delete</b> and replace...	10-17-1988	2-14-1989
1.5.1.1	<b>Delete</b> and replace...	10-17-1988	2-14-1989
2.1	<b>Delete</b> def. of structure and replace ...	10-17-1988	2-14-1989
3.4.3.3	<b>Add</b> a phrase in 2nd line ...	10-17-1988	2-14-1989
4.4.1			
4.4.3.2	<b>Amend</b> section on signs...	10-17-1988	2-14-1989
5.1.1	<b>Insert</b> new section ...	10-17-1988	2-14-1989
6.5.3	<b>Delete</b> "significant", change "a" to "an"	10-17-1988	2-14-1989
6.6.1	<b>Delete</b> the 2nd sentence	10-17-88	2-14-1989
2.1	<b>Insert</b> new definition "tool shed" and amend definition of private garage & home occupation	5-10-1989	8-29-1989
3.4.3.1	<b>Insert</b> "AGRI, OLI, CB & NB between "R-20" and "R-MF"	5-10-1989	8-29-1989
5.1.1	<b>Delete</b> this section and add new Section 8 Traffic Control	5-10-1989	8-29-1989
3.4.3.5	<b>Amend</b> by adding a new phrase to the end after "neighborhood"...	5-10-89	8-29-1989
3.1.4	<b>Amend</b> by adding to the end of second and third sentences...	5-10-89	8-29-1989

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2	<b>Amend</b> definition of frontage	5-10-1989	8-29-1989
3.2.3.1	<b>Amend</b> for Public & semi-public uses	5-10-1989	8-29-1989
3.2.2.10	<b>Add</b> a new section	5-10-1989	8-29-1989
7	<b>Insert</b> new Section 7 Water Supply Protection Overlay District	5-10-1989	8-29-1989
1.5.1 etc.	<b>Amend</b> these sections to bring them into conformance with Section 7	5-10-1989	8-29-1989
2.1	<b>Add</b> new definition "Minimum Lot Area"	5-10-1989	8-29-1989
3.2.3.1	<b>Insert</b> a new column under Section 3.2.3.1, Use Regulation Schedule, Accessory Uses allowing an accessory apt. with a Special Permit in residential zones	10-16-1989	2-8-1990
1.5.1	<b>Amend</b> Section 1.5.1, del. & add.	5-14-1990	9-24-1990
1.5.1.2	<b>Add</b> Associate Member	5-14-1990	9-24-1990
4.2.5.2	Special Cases, including reserve parking	5-14-1990	9-24-1990
3.3.3.3	<b>Amend</b> Section, insert words "open decks" between words "for" and "bay windows"	5-13-1991	9-13-1991
4.2	Loading and unloading areas, off-street parking and access drives	5-13-1991	9-13-1991
2	Bed and Breakfast Homestays & attendant changes to Sections 3.2.3.1, 4.2.2, 4.4.3.1.4, & 7.4.b.9	5-13-1991	9-13-1991
3.2.2.5	Agricultural Uses	5-13-1991	9-13-1991
1.3.3.2	Site Plan Procedure	5-13-1991	9-13-1991

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		<i>Adopted by Town Meeting</i>	<i>Approved by Attorney General</i>
5.3	<b>Delete</b> Section 5.3, "Cluster Development" and <b>replace</b> with a new Section 5.3, "Flexible Development" and make attendant changes to Sections 1.5.1, 3.2.3.1 5.1, 5.3.2.1 and 2	5-13-1991	9-13-1991
7	<b>Delete</b> 7.4.A.1.c "Mobile homes for human habitation"	10-21-1991	2-10-1992
7	<b>Delete</b> in Section 7.4.C.1 the phrase "as a primary activity" and replace it with the phrase "per solid waste regulations, 310 CMR 19.006"	10-21-1991	2-10-1992
7	In Section 7.4.C.1, <b>add</b> after the word "operations" and before the word "or", the phrase "landfilling of septage"	10-21-1991	2-10-1992
7	<b>Add</b> a new section 7.4.C.18: "18. The storage of animal manures unless covered or contained"	10-21-1991	12-10-1992
2	Definition of Professional Offices: <b>add</b> "licensed massage/ muscular therapists" to list in definition	5-11-1992	
3.2.3.1	Use Regulation Schedule, Public & Semi-public Uses 2. Day Care Centers	5-11-1992	
9	<b>Insert</b> a new Section 9 "Campus Development Overlay" and make attendant changes to Sections 2 & 3.	10-19-1992	
1.5.1.1	Raises the base fees \$50.00 to cover publication of legal notice.	10-17-1994	2-21-1995
2.1	<b>Adds</b> definition "Principal Structure"	10-17-1994	2-21-1995
2.3	<b>Adds</b> definition "Portable Sign"	10-17-1994	2-21-1995

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3.2.3.1	<b>Changes</b> requirements for some Residential Uses	10-17-1994	2-21-1995
3.2.3.1	Under Use Regulation Schedule - PRINCIPAL USES - Communications, Transportation and Public Utility Use, <b>add</b> towers for commercial radio or television or other electronic transmission	10-17-1994	2-21-1995
4.2.2	<b>Change</b> Industrial and Warehouse Uses to “500 gross square feet”	10-17-1994	2-21-1995
7.4	<b>Delete</b> 7.4.C.11f, “Plastic molding extrusion, fabrication.”	10-21-1996	12-4-1996
	<b>Add</b> “and subsection E-H below, due to the nature of these uses...”	10-21-1996	12-4-1996
	<b>Add</b> 7.4.D.8: “Light manufacturing...” 12-4-1996		10-21-1996
2.1	Definitions <b>Add:</b> “Adult Entertainment Enterprises...” “Adult Retailers...” “Adult Dance Club...” “Adult Theater...”	10-20-1997 10-20-1997 10-20-1997 10-20-1997	
3.2.3.1	Business Uses <b>Add:</b> “Business Uses 20. Adult Entertainment...”	10-20-1997	
<b>Add:</b> Section 5.7	Adult Uses...	10-20-1997	
Section 5.8	Wireless Communications Facilities...	10-20-1997	
Section 1.5.8	Period of Validity...	5-11-1998	
Section 4.1.6	Work Within or Affecting Existing Road Or Right of Way	5-11-1998	
Section 1.5.5	Conditions for Granting, add “j”	10-18-1999	
Section 5.3	Major Residential Development” – use term throughout	10-18-1999	

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Section 5.3	Major Residential Development” – use term throughout	10-18-1999	
Section 5.3.4	Change make-up of interdisc. Team	10-18-1999	
Section 6.2	Flood Plain – update map references	10-18-1999	
Section 9.6.2.2	Allow increased height in CDO	10-18-1999	
Section 3.2.2.3	This Sub-section <b>DELETED</b>	5-16-2001	
Section 1.3.3.5	6 <sup>th</sup> line – <b>replaced</b> “any” with “all”	5-15-2002 (Article 48)	9-16-2002
Section 1.5.4	Appeals – 2 <sup>nd</sup> line, <b>replaced</b> “of” Board of Appeals with “or” Board of Appeals	5-15-2002 (Article 47)	9-16-2002
Section 1.5.5	<b>ADDED</b> “or the special permit will not be in the public interest,”	5-15-2002 (Article 46)	9-16-2002
Section 9.4.C	This sub-Section <b>ADDED</b> , previous Sections 9.4.C and 9.4.D re-numbered 9.4.D and 9.4.E respectively	5-15-2002 (Article 45)	9-16-2002
Section 5.8.4	<b>ADDED</b> sub-Section 5.8.4.h	10-23-2002 (Article 26)	12-30-2002
Section 1.3.3	<b>DELETED</b> existing sub-Sections 1.3.3.3 and 1.3.3.4 and replaced, and amended reference in sub-Section 1.3.3.5, 7 <sup>th</sup> line	5-14-2003 (Article 35)	9-8-2003
Section 1.3.3	<b>ADDED</b> sub-Section 1.3.3.9	5-14-2003 (Article 36)	9-8-2003
Section 1.3.3	<b>ADDED</b> sub-Section 1.3.3.10	5-14-2003 (Article 39)	9-8-2003
Section 1.5.2	<b>Replace</b> “Board of Selectmen” with “Planning Board” regarding special Permit granting authority for signs.	10-20-2003 (Article 26)	1-13-2004
Section 2.1	<b>DELETED</b> existing definition of “frontage” and replaced with new definition.	10-20-2003 (Article 22)	1-13-2004
Section 4.4.3.4	<b>Replace</b> reference to Section 4.4.3.2.3 with Section 4.4.3.2.5.	10-20-2003 (Article 23)	1-13-2004

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Section 4.4	<b>DELETED</b> existing sub-section 4.4.3.2.2 And replace with new sub-section regarding wall signs or individual letter signs.	10-20-2003 (Article 25)	1-13-2004
Section 4.4	<b>ADDED</b> “Purpose” section - Signs	5-10-2004 (Article 47)	7-20-2004
Section 2.3	<b>DELETED</b> existing definition of “temporary sign” and replaced with new definition.	5-10-2004 (Article 48)	7-20-2004
Section 4.4.2.6	<b>ADDED</b> statement regarding exceptions for temporary and portable signs.	5-10-2004 (Article 49)	7-20-2004
Section 4.4.1.2.4	<b>DELETED</b> existing Section regarding political signs and replaced.	5-10-2004 (Article 50)	7-20-2004
Section 4.4.3.1.5	<b>ADDED</b> new sub-section regarding signs during construction of residential developments.	5-10-2004 (Article 51)	7-20-2004
Section 4.4	<b>DELETED</b> existing Section 4.4.3.4 and Replaced with new Section (4.4.4) Regarding “Special Cases/Relief” for signs.	5-10-2004 (Article 52)	7-20-2004
Section 4.4.5	<b>ADDED</b> new subsection regarding severability	5-10-2004 (Article 53)	7-20-2004
Section 5.3.9	<b>DELETED</b> last sentence and replaced with new wording regarding reasons for disapproving applications for Major Residential Development.	5-10-2004 (Article 54)	7-20-2004
Section 5.3.11.c	<b>DELETED</b> existing Section and replaced with new Section regarding configuration/ design of common land in Flex developments	5-10-2004 (Article 55)	7-20-2004
Section 5.9	<b>ADDED</b> new subsection regarding common driveways, and: <b>ADDED</b> definition to Section 2.1; <b>ADDED</b> to list of Accessory Uses in Section 3.2.3.1; and <b>ADDED</b> reference under Special Permit granting authorities (Section 1.5.1)	10-18-2004 (Article 38)	1-25-2005
Section 3.2.3.1	<b>ADDED</b> to Use Regulation Schedule, Accessory Uses, 12 - Golf Course Clubhouse	05-09-2005 (Article 46)	6-30-2005

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Section 1.5.1.1 <b>DELETED</b> sentence stating application fees include legal ad fee and replaced with new wording to require the legal ad fee in addition to the application fee.	05-08-2006 (Article 50)	8-9-2006
Section 3.1.1 <b>ADDED</b> to Zoning Districts Fisherville Smart Growth Overlay District- <b>FSGOD</b>	05-14-2007 (Article 31)	8-8-2007
Section 3.1.5.12 <b>ADDED</b> to District Intents & Purposes. <u>3.1.5.12 Fisherville Smart Growth Overlay District (FSGOD):</u> See Section 10.1	05-14-2007 (Article 31)	8-8-2007
Section 3.2.3.2 <b>ADDED</b> to the Intensity of Use Schedule Fisherville Smart Growth Overlay FSGOD - As Governed in Section 10.	05-14-2007 (Article 31)	8-8-2007
Section 10 <b>ADDED</b> New Overlay District Section <b>SECTION 10: FISHERVILLE SMART GROWTH OVERLAY DISTRICT (FSGOD)</b>	05-14-2007 (Article 31)	8-8-2007
Section 3.2.3.1 <b>ADDED</b> new subsection 10 – Public water uses be permitted by special permit under all zoning districts	05-14-2007 (Article 52)	8-8-2007
Sections 1,2,3,4,5 & 7 Various technical amendments and minor substantive changes.	05-12-08 (Article 47)	9-18-2008
Section 3.1.1 <b>ADDED</b> to Zoning Districts Chapter 43D Priority Development Overlay District (PDSOD)	05-12-08 (Article 46)	9-18-2008
Section 3.1.5.13 <b>ADDED</b> to District Intents & Purposes Chapter 43D Priority Development Overlay District (PDSOD) See Section 11.1	05-12-08 (Article 46)	9-18-2008
Section 3.2.3.2 <b>ADDED</b> to the Intensity of Use Schedule Chapter 43D Priority Development Overlay District (PDSOD As governed in Section 11	05-12-08	9-18-2008
Section 11 <b>ADDED</b> new Overlay District Section <b>SECTION 11 – CHAPTER 43D PRIORITY DEVELOPMENT OVERLAY DISTRICT (PDSOD)</b>	05-12-08 (Article 46)	9-18-2008



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Section 3.4.2.4 <b>DELETED</b> language in Section 3.4.2.4 and replaced it with new language regarding non-conforming single and two family structures	05-11-09 (Article 42)	12/10/2009
Section 3.1.2 <b>DELETED</b> language referring to zoning map dated 1986 with language referring to the “Town of Grafton – Zoning Map”	05-11-09 (Article 43)	12/10/2009
Section 7.4.C.17 <b>ADDED</b> new section regarding the use of perchlorate products in the Aquifer Protection District	05-11-09 (Article 45)	12/10/2009
Section 2.1 <b>ADDED</b> new language under the definition of “Professional Office” to include “licensed by the appropriate boards/commissions of the Commonwealth of Massachusetts”	10-19-09 (Article 24)	2/1/2010
Section 3.2.3.1 <b>DELETED</b> from the “Use Regulation Schedule” under Recreational Uses: line item “4. Massage Parlors”. Remaining line items renumbered to reflect deleted item.	10-19-09 (Article 24)	2/1/2010
Section 6.2 <b>DELETED</b> language and <b>REPLACED</b> it with language required by the Federal Emergency Management Agency (FEMA)	10-09-11 (Article 48)	6/16/2011
Section 6.3 <b>DELETED</b> language and <b>REPLACED</b> it with language required by the Federal Emergency Management Agency (FEMA)	10-09-11 (Article 48)	6/16/2011
Section 2.1 <b>ADDED</b> Definition – “Backyard Chickens”	05-14-12 (Article 49)	6/25/12
Section 3.2.3.1 <b>ADDED</b> to the Intensity of Use Schedule - Accessory Uses - #13 – Backyard Chickens	05-14-12 (Article 49)	6/25/12
Section 2 <b>ADDED</b> Definition – “Alternative Energy”	10-15-12 (Article 30)	12/5/2012
Section 2 <b>ADDED</b> Definition – “Renewable Energy”	10-15-12 (Article 30)	12/5/2012
Section 2 <b>ADDED</b> Definition – “Mixed Use Development”	10-15-12 (Article 29)	12/5/2012

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Section 2	<b>ADDED</b> Definitions – “Automated Variable Message Sign”, “Changeable Electronic Variable Message Sign”, “Electric Sign”, “Erected”, “Variable” Message Sign”.	10-15-12 (Article 29)	12/5/2012
Section 3.1.5.14	<b>ADDED</b> – Village Mixed Use District (VMU)	10-15-12 (Article 29)	12/5/2012
Section 3.2.3.1	<b>ADDED</b> to Use Regulation Schedule new district - Village Mixed Use	10-15-12 (Article 29)	12/5/2012
Section 4.4.3.2	<b>ADDED</b> - Business & Village Mixed Use Districts (NB, CB and VMU)	10-15-12 (Article 29)	12/5/2012
Sect.4.4.3.2.12	<b>ADDED</b> – Signs within the Village Mixed Use District may be illuminated only from external sources, and only white lights shall be used for Illumination.	10-15-12 (Article 29)	12/5/2012
Section 4.4.1.1	<b>ADDED</b> - #8 under Permits Required	10-15-12 (Article 29)	12/5/2012
Section 4.4.2.1	<b>DELETED</b> – Moving Signs & <b>REPLACED</b> with new Section 4.4.2.1 Illumination with new language	10-15-12 (Article 29)	12/5/2012
Section 4.4.2.2	<b>RENAMED</b> to Billboards with new language	10-15-12 (Article 29)	12/5/2012
Section 4.4.2.3	<b>RENAMED</b> to Temporary Signs with new language	10-15-12 (Article 29)	12/5/2012
Section 4.4.2.4	<b>RENUMBERED</b> from Section 4.4.2. with new language <b>ADDED</b>	10-15-12 (Article 29)	12/5/2012
Section 4.4.2.5	<b>RENUMBERED</b> from Section 4.4.2.2 with new language <b>ADDED</b>	10-15-12 (Article 29)	12/5/2012
Section 4.4.2.6	<b>RENUMBERED</b> from Section 4.4.2.3	10-15-12 (Article 29)	12/5/2012
Section 4.4.2.7	<b>RENUMBERED</b> from Section 4.4.2.4	10-15-12 (Article 29)	12/5/2012
Section 9.4.B	<b>DELETED</b> Section & <b>REPLACED</b> with new Section 9.4.B(i)	10-15-12 (Article 30)	12/5/2012

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Section 9.4.E	<b>DELETED</b> language & <b>REPLACED</b> with new language Section 9.4.E	10-15-12 (Article 30)	12/5/2012
Section 12	<b>ADDED</b> – new Village Mixed Use Section <b>SECTION 12 – VILLAGE MIXED USE</b> <b>DISTRICT (VMU)</b>	10-15-12 (Article 29)	12/5/2012

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## APPENDIX B: TOWN MEETING ACTION

- **Accepted** at Annual Town Meeting  
May 12, 1986  
*(Approved by Attorney General)*  
August 4, 1986
- **Amended** at Special Town Meeting  
October 28, 1986  
*(Approved by Attorney General)*  
January 6, 1987
- **Amended** at Special Town Meeting  
March 16, 1987  
*(Approved by Attorney General)*  
August 17, 1987
- **Amended** at Annual Town Meeting  
May 11, 1987  
*(Approved by Attorney General)*  
October 2, 1987
- **Amended** at Special Town Meeting  
December 14, 1987  
*(Approved by Attorney General)*  
February 3, 1988
- **Amended** at Annual Town Meeting  
May 9, 1988  
*(Approved by Attorney General)*  
September 7, 1988
- **Amended** at Semi-Annual Town Meeting  
October 19, 1988  
*(Approved by Attorney General)*  
February 14, 1989
- **Amended** at Spring Town Meeting  
May 8, 1989  
*(Approved by Attorney General)*  
August 19, 1989
- **Amended** at Fall Town Meeting  
October 16, 1989  
*(Approved by Attorney General)*  
February 8, 1990
- **Amended** at Spring Town Meeting  
May 14, 1990  
*(Approved by Attorney General)*  
September 24, 1990
- **Amended** at Spring Town Meeting  
May 13, 1991  
*(Approved by Attorney General)*  
September 13, 1991
- **Amended** at Fall Town Meeting  
October 21, 1991  
*(Approved by Attorney General)*  
February 10, 1992
- **Amended** at Spring Town Meeting  
May 11, 1992  
*(Approved by Attorney General)*
- **Amended** at Fall Town Meeting  
October 19, 1992  
*(Approved by Attorney General)*
- **Amended** at Spring Town Meeting  
May 9, 1994  
*(Approved by Attorney General)*
- **Amended** at Fall Town Meeting  
October 17, 1994  
*(Approved by Attorney General)*  
February 21, 1995
- **Amended** at Fall Town Meeting  
October 21, 1996  
*(Approved by Attorney General)*  
December 4, 1996
- **Amended** at Fall Town Meeting  
October 21, 1997  
*(Approved by Attorney General)*  
January 12, 1998
- **Amended** at Spring Town Meeting  
May 13, 1998  
*(Approved by Attorney General)*

## APPENDIX B: TOWN MEETING ACTION

- **Amended** at Fall Town Meeting  
October 18, 1999  
*(Approved by Attorney General)*
- **Amended** at Spring Town Meeting  
May 16, 2001  
*(Approved by Attorney General)*
- **Amended** at Spring Town Meeting  
May 15, 2002  
*(Approved by Attorney General)*  
September 16, 2002
- **Amended** at Fall Town Meeting  
October 23, 2002  
*(Approved by Attorney General)*  
December 30, 2002
- **Amended** at Spring Town Meeting  
May 14, 2003  
*(Approved by Attorney General)*  
September 8, 2003
- **Amended** at Fall Town Meeting  
October 20, 2003  
*(Approved by Attorney General)*  
January 13, 2004
- **Amended** at Spring Town Meeting  
May 10, 2004  
*(Approved by Attorney General)*  
July 20, 2004
- **Amended** at Fall Town Meeting  
October 18, 2004  
*(Approved by Attorney General)*  
January 25, 2005
- **Amended** at Spring Town Meeting  
May 9, 2005  
*(Approved by Attorney General)*  
June 30, 2005
- **Amended** at Spring Town Meeting  
May 8, 2006  
*(Approved by Attorney General)*  
August 9, 2006
- **Amended** at Spring Town Meeting  
May 14, 2007  
*(Approved by Attorney General)*  
August 8, 2007
- **Amended** at Spring Town Meeting  
May 12, 2008  
*(Approved by Attorney General)*  
September 18, 2008
- **Amended** at Spring Town Meeting  
May 11, 2009  
*(Approved by Attorney General)*  
June 16, 2011
- **Amended** at Spring Town Meeting  
May 11, 2009  
*(Approved by Attorney General)*  
June 16, 2011
- **Amended** at Spring Town Meeting  
May 14, 2012  
*(Approved by Attorney General)*  
June 25, 2012
- **Amended** at Spring Town Meeting  
October 15, 2012  
*(Approved by Attorney General)*  
December 5, 2012

### Last Revision

**Amended** at Spring Town Meeting  
October 15, 2012  
*(Approved by Attorney General)*  
December 5, 2012